federal register

THURSDAY, JANUARY 18, 1979

PART V

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Office of the Assistant Secretary for Housing—Federal Housing Commissioner

■

# SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM

## Contract Rent Annual Adjustment Factors

[4210-01-M]

## Title 24—Housing and Urban Development

## CHAPTER VIII—LOW INCOME HOUSING, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. R-79-614]

## PART 888—SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM—FAIR MARKET RENTS AND CONTRACT RENT ANNUAL ADJUSTMENT FACTORS

### Publication of Subpart B—Contract Rent Annual Adjustment Factors

AGENCY: Office of the Assistant Secretary for Housing-Federal Housing Commissioner, Department of Housing and Urban Development (HUD).

ACTION: Final rule.

SUMMARY: HUD is publishing for effect amendments to Subpart B—Contract Rent Annual Adjustment Factors to require that the adjusted monthly amount of the Contract Rent of a dwelling unit shall be determined by multiplying the unit's *pro rata* share of the operating expense by the applicable Annual Adjustment Factors. The Adjustment Factors will not apply to depreciation, interest or amortization.

EFFECTIVE DATE: November 8, 1978.

ADDRESS: Rules Docket Clerk, Office of the General Counsel, Room 5218, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, D.C. 20410.

FOR FURTHER INFORMATION CONTACT:

Fred W. Pfaender, Acting Director, Office of Multifamily Housing Management and Occupancy, Department of Housing and Urban Development, Washington, D.C. 20410, (202) 755-5677: (This is not a toll free number.)

SUPPLEMENTARY INFORMATION: The revised factors supersede those published for effect at 42 FR 60508 on November 25, 1977, which were made effective as of November 8, 1977. Different adjustment factor schedules are provided for 23 Standard Metropolitan Statistical Areas (SMSAs) and for the four Census Regions on the basis of changes in the Consumer Price Index (CPI) for rent and utilities. A Finding of Inapplicability respecting the National Environmental Policy Act of 1969 has been made in accordance with HUD procedures. A copy of the Finding of Inapplicability is available for public inspection during regular business hours at the Office of the Rules Docket Clerk.

Accordingly, Title 24, Part 888, is amended by publishing updated Schedule C factors for effect as set forth below.

(Sec. 7(d), Department of HUD Act (42 U.S.C. 3535(d)); sec. 5(b), U.S. Housing Act of 1937 (42 U.S.C. 1437c(b)); sec. 8, U.S. Housing Act of 1937 (42 U.S.C. 1437f))

In accordance with Section 7(o)(4) of the Department of HUD Act, Section 324 of the Housing and Community Amendments of 1978, Pub. L. 95-557, 92 Stat 2080, this rule has been granted waiver of Congressional review requirements in order to permit it to take effect on the date indicated.

Issued at Washington, D.C., January 9, 1979.

LAWRENCE B. SIMONS,
*Assistant Secretary for Housing, Federal Housing Commissioner.*

[4210-01-C]

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

NORTHEAST CENSUS REGION

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.051 | 1.049 | 1.047 | 1.046 | 1.044 |
| 100 - 124 | 1.051 | 1.050 | 1.049 | 1.047 | 1.046 |
| 125 - 149 | 1.052 | 1.051 | 1.050 | 1.048 | 1.047 |
| 150 - 174 | 1.052 | 1.051 | 1.050 | 1.049 | 1.048 |
| 175 - 199 | 1.052 | 1.051 | 1.051 | 1.050 | 1.049 |
| 200 - 224 | 1.052 | 1.052 | 1.051 | 1.050 | 1.049 |
| 225 - 249 | 1.052 | 1.052 | 1.051 | 1.050 | 1.050 |
| 250 - 274 | 1.052 | 1.052 | 1.051 | 1.051 | 1.050 |
| 275 - 299 | 1.053 | 1.052 | 1.052 | 1.051 | 1.050 |
| 300 - 324 | 1.053 | 1.052 | 1.052 | 1.051 | 1.051 |
| 325 - 349 | 1.053 | 1.052 | 1.052 | 1.051 | 1.051 |
| 350 - 374 | 1.053 | 1.052 | 1.052 | 1.051 | 1.051 |
| 375 - 399 | 1.053 | 1.052 | 1.052 | 1.052 | 1.051 |
| 400 - 424 | 1.053 | 1.053 | 1.052 | 1.052 | 1.051 |
| 425 - 449 | 1.053 | 1.053 | 1.052 | 1.052 | 1.051 |
| 450 - 474 | 1.053 | 1.053 | 1.052 | 1.052 | 1.052 |
| 475 - 499 | 1.053 | 1.053 | 1.052 | 1.052 | 1.052 |
| 500 OR MORE | 1.053 | 1.053 | 1.052 | 1.052 | 1.052 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.053

NOTE: THE NORTHEAST CENSUS REGION INCLUDES THE FOLLOWING STATES:

CONNECTICUT
MAINE
MASS.
NEW HAMP
NEW JERSEY
NEW YORK
PENNSYLVANIA
PUERTO RICO
RHODE ISLAND
VERMONT
VIRGIN IS

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

NORTHCENTRAL CENSUS REGION

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.073 | 1.075 | 1.079 | 1.083 | 1.087 |
| 100 - 124 | 1.071 | 1.073 | 1.076 | 1.079 | 1.082 |
| 125 - 149 | 1.070 | 1.072 | 1.075 | 1.077 | 1.079 |
| 150 - 174 | 1.070 | 1.071 | 1.073 | 1.076 | 1.077 |
| 175 - 199 | 1.069 | 1.071 | 1.072 | 1.074 | 1.076 |
| 200 - 224 | 1.069 | 1.070 | 1.072 | 1.073 | 1.075 |
| 225 - 249 | 1.069 | 1.070 | 1.071 | 1.073 | 1.074 |
| 250 - 274 | 1.069 | 1.069 | 1.071 | 1.072 | 1.073 |
| 275 - 299 | 1.068 | 1.069 | 1.070 | 1.072 | 1.073 |
| 300 - 324 | 1.068 | 1.069 | 1.070 | 1.071 | 1.072 |
| 325 - 349 | 1.068 | 1.069 | 1.070 | 1.071 | 1.072 |
| 350 - 374 | 1.068 | 1.069 | 1.070 | 1.071 | 1.071 |
| 375 - 399 | 1.068 | 1.069 | 1.069 | 1.070 | 1.071 |
| 400 - 424 | 1.068 | 1.068 | 1.069 | 1.070 | 1.071 |
| 425 - 449 | 1.068 | 1.068 | 1.069 | 1.070 | 1.071 |
| 450 - 474 | 1.068 | 1.068 | 1.069 | 1.070 | 1.070 |
| 475 - 499 | 1.068 | 1.068 | 1.069 | 1.070 | 1.070 |
| 500 OR MORE | 1.068 | 1.068 | 1.069 | 1.069 | 1.070 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.067

NOTE: THE NORTHCENTRAL CENSUS REGION INCLUDES THE FOLLOWING STATES:

ILLINOIS
INDIANA
IOWA
KANSAS
MICHIGAN
MINNESOTA
MISSOURI
NEBRASKA
NORTH DAKOTA
OHIO
SOUTH DAKOTA
WISCONSIN

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

SOUTH CENSUS REGION

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.074 | 1.075 | 1.078 | 1.081 | 1.083 |
| 100 - 124 | 1.073 | 1.074 | 1.076 | 1.078 | 1.080 |
| 125 - 149 | 1.072 | 1.073 | 1.075 | 1.077 | 1.078 |
| 150 - 174 | 1.072 | 1.073 | 1.074 | 1.076 | 1.077 |
| 175 - 199 | 1.071 | 1.072 | 1.073 | 1.075 | 1.076 |
| 200 - 224 | 1.071 | 1.072 | 1.073 | 1.074 | 1.075 |
| 225 - 249 | 1.071 | 1.072 | 1.073 | 1.074 | 1.075 |
| 250 - 274 | 1.071 | 1.071 | 1.072 | 1.073 | 1.074 |
| 275 - 299 | 1.071 | 1.071 | 1.072 | 1.073 | 1.074 |
| 300 - 324 | 1.071 | 1.071 | 1.072 | 1.073 | 1.073 |
| 325 - 349 | 1.071 | 1.071 | 1.072 | 1.072 | 1.073 |
| 350 - 374 | 1.071 | 1.071 | 1.072 | 1.072 | 1.073 |
| 375 - 399 | 1.071 | 1.071 | 1.071 | 1.072 | 1.072 |
| 400 - 424 | 1.070 | 1.071 | 1.071 | 1.072 | 1.072 |
| 425 - 449 | 1.070 | 1.071 | 1.071 | 1.072 | 1.072 |
| 450 - 474 | 1.070 | 1.071 | 1.071 | 1.072 | 1.072 |
| 475 - 493 | 1.070 | 1.071 | 1.071 | 1.071 | 1.072 |
| 500 OR MORE | | | | | |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

NOTE: THE SOUTH CENSUS REGION INCLUDES THE FOLLOWING STATES:

ALABAMA
ARKANSAS
DELAWARE
D.C.
FLORIDA
GEORGIA
KENTUCKY
LOUISIANA
MARYLAND
MISSISSIPPI
N. CAROLINA
OKLAHOMA
S. CAROLINA
TENNESSEE
TEXAS
VIRGINIA
W. VIRGINIA

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

WEST CENSUS REGION

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.087 | 1.088 | 1.090 | 1.091 | 1.092 |
| 100 - 124 | 1.087 | 1.088 | 1.089 | 1.090 | 1.091 |
| 125 - 149 | 1.087 | 1.087 | 1.088 | 1.089 | 1.090 |
| 150 - 174 | 1.087 | 1.087 | 1.088 | 1.088 | 1.089 |
| 175 - 199 | 1.086 | 1.087 | 1.087 | 1.088 | 1.089 |
| 200 - 224 | 1.086 | 1.087 | 1.087 | 1.088 | 1.088 |
| 225 - 249 | 1.086 | 1.086 | 1.087 | 1.088 | 1.088 |
| 250 - 274 | 1.086 | 1.086 | 1.087 | 1.087 | 1.088 |
| 275 - 299 | 1.086 | 1.086 | 1.087 | 1.087 | 1.088 |
| 300 - 324 | 1.086 | 1.086 | 1.087 | 1.087 | 1.087 |
| 325 - 349 | 1.086 | 1.086 | 1.086 | 1.087 | 1.087 |
| 350 - 374 | 1.086 | 1.086 | 1.086 | 1.087 | 1.087 |
| 375 - 399 | 1.086 | 1.086 | 1.086 | 1.087 | 1.087 |
| 400 - 424 | 1.086 | 1.086 | 1.086 | 1.087 | 1.087 |
| 425 - 449 | 1.086 | 1.086 | 1.086 | 1.087 | 1.087 |
| 450 - 474 | 1.086 | 1.086 | 1.086 | 1.086 | 1.087 |
| 475 - 499 | 1.086 | 1.086 | 1.086 | 1.086 | 1.087 |
| 500 OR MORE | | | | | |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.086

NOTE: THE WEST CENSUS REGION INCLUDES THE FOLLOWING STATES:

ALASKA
ARIZONIA
CALIFORNIA
COLORADO
HAWAII
IDAHO
MONTANA
NEVADA
NEW MEXICO
OREGON
UTAH
WASHINGTON
WYOMING

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: ATLANTA, GA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.061 | 1.064 | 1.071 | 1.077 | 1.082 |
| 100 - 124 | 1.058 | 1.061 | 1.066 | 1.071 | 1.075 |
| 125 - 149 | 1.057 | 1.060 | 1.064 | 1.068 | 1.071 |
| 150 - 174 | 1.056 | 1.058 | 1.062 | 1.065 | 1.068 |
| 175 - 199 | 1.056 | 1.057 | 1.060 | 1.063 | 1.066 |
| 200 - 224 | 1.055 | 1.057 | 1.059 | 1.062 | 1.064 |
| 225 - 249 | 1.055 | 1.056 | 1.058 | 1.061 | 1.063 |
| 250 - 274 | 1.054 | 1.056 | 1.058 | 1.060 | 1.062 |
| 275 - 299 | 1.054 | 1.055 | 1.057 | 1.059 | 1.061 |
| 300 - 324 | 1.054 | 1.055 | 1.057 | 1.058 | 1.060 |
| 325 - 349 | 1.054 | 1.055 | 1.056 | 1.058 | 1.059 |
| 350 - 374 | 1.053 | 1.054 | 1.056 | 1.057 | 1.059 |
| 375 - 399 | 1.053 | 1.054 | 1.056 | 1.057 | 1.058 |
| 400 - 424 | 1.053 | 1.054 | 1.055 | 1.057 | 1.058 |
| 425 - 449 | 1.053 | 1.054 | 1.055 | 1.056 | 1.057 |
| 450 - 474 | 1.053 | 1.054 | 1.055 | 1.056 | 1.057 |
| 475 - 499 | 1.053 | 1.054 | 1.055 | 1.056 | 1.057 |
| 500 OR MORE | 1.053 | 1.053 | 1.054 | 1.056 | 1.056 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.051

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: BALTIMORE, MD

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.083 | 1.090 | 1.102 | 1.114 | 1.124 |
| 100 - 124 | 1.079 | 1.084 | 1.094 | 1.103 | 1.111 |
| 125 - 149 | 1.076 | 1.081 | 1.088 | 1.096 | 1.102 |
| 150 - 174 | 1.074 | 1.078 | 1.085 | 1.091 | 1.097 |
| 175 - 199 | 1.073 | 1.077 | 1.082 | 1.088 | 1.092 |
| 200 - 224 | 1.072 | 1.075 | 1.080 | 1.085 | 1.089 |
| 225 - 249 | 1.071 | 1.074 | 1.079 | 1.083 | 1.087 |
| 250 - 274 | 1.071 | 1.073 | 1.077 | 1.081 | 1.085 |
| 275 - 299 | 1.070 | 1.073 | 1.076 | 1.080 | 1.083 |
| 300 - 324 | 1.070 | 1.072 | 1.075 | 1.079 | 1.081 |
| 325 - 349 | 1.070 | 1.071 | 1.075 | 1.078 | 1.080 |
| 350 - 374 | 1.069 | 1.071 | 1.074 | 1.077 | 1.079 |
| 375 - 399 | 1.069 | 1.071 | 1.073 | 1.076 | 1.078 |
| 400 - 424 | 1.069 | 1.070 | 1.073 | 1.075 | 1.077 |
| 425 - 449 | 1.069 | 1.070 | 1.072 | 1.075 | 1.077 |
| 450 - 474 | 1.068 | 1.070 | 1.072 | 1.074 | 1.076 |
| 475 - 499 | 1.068 | 1.069 | 1.072 | 1.074 | 1.076 |
| 500 OR MORE | 1.068 | 1.069 | 1.071 | 1.073 | 1.075 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.065

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: BOSTON, MA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.041 | 1.042 | 1.044 | 1.045 | 1.047 |
| 100 - 124 | 1.040 | 1.041 | 1.042 | 1.044 | 1.045 |
| 125 - 149 | 1.040 | 1.041 | 1.042 | 1.043 | 1.044 |
| 150 - 174 | 1.040 | 1.040 | 1.041 | 1.042 | 1.043 |
| 175 - 199 | 1.039 | 1.040 | 1.041 | 1.042 | 1.042 |
| 200 - 224 | 1.039 | 1.040 | 1.040 | 1.041 | 1.042 |
| 225 - 249 | 1.039 | 1.040 | 1.040 | 1.041 | 1.041 |
| 250 - 274 | 1.039 | 1.039 | 1.040 | 1.041 | 1.041 |
| 275 - 299 | 1.039 | 1.039 | 1.040 | 1.040 | 1.041 |
| 300 - 324 | 1.039 | 1.039 | 1.040 | 1.040 | 1.041 |
| 325 - 349 | 1.039 | 1.039 | 1.040 | 1.040 | 1.040 |
| 350 - 374 | 1.039 | 1.039 | 1.039 | 1.040 | 1.040 |
| 375 - 399 | 1.039 | 1.039 | 1.039 | 1.040 | 1.040 |
| 400 - 424 | 1.039 | 1.039 | 1.039 | 1.040 | 1.040 |
| 425 - 449 | 1.039 | 1.039 | 1.039 | 1.040 | 1.040 |
| 450 - 474 | 1.039 | 1.039 | 1.039 | 1.040 | 1.040 |
| 475 - 499 | 1.039 | 1.039 | 1.039 | 1.039 | 1.040 |
| 500 OR MORE | 1.039 | 1.039 | 1.039 | 1.039 | 1.040 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.038

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: BUFFALO, NY

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.044 | 1.043 | 1.040 | 1.038 | 1.036 |
| 100 - 124 | 1.045 | 1.044 | 1.042 | 1.040 | 1.038 |
| 125 - 149 | 1.046 | 1.045 | 1.043 | 1.042 | 1.040 |
| 150 - 174 | 1.046 | 1.045 | 1.044 | 1.043 | 1.041 |
| 175 - 199 | 1.046 | 1.046 | 1.045 | 1.043 | 1.042 |
| 200 - 224 | 1.047 | 1.046 | 1.045 | 1.044 | 1.043 |
| 225 - 249 | 1.047 | 1.046 | 1.045 | 1.044 | 1.044 |
| 250 - 274 | 1.047 | 1.046 | 1.046 | 1.045 | 1.044 |
| 275 - 299 | 1.047 | 1.047 | 1.046 | 1.045 | 1.044 |
| 300 - 324 | 1.047 | 1.047 | 1.046 | 1.045 | 1.045 |
| 325 - 349 | 1.047 | 1.047 | 1.046 | 1.046 | 1.045 |
| 350 - 374 | 1.047 | 1.047 | 1.046 | 1.046 | 1.045 |
| 375 - 399 | 1.047 | 1.047 | 1.046 | 1.046 | 1.045 |
| 400 - 424 | 1.047 | 1.047 | 1.047 | 1.046 | 1.046 |
| 425 - 449 | 1.047 | 1.047 | 1.047 | 1.046 | 1.046 |
| 450 - 474 | 1.047 | 1.047 | 1.047 | 1.046 | 1.046 |
| 475 - 499 | 1.048 | 1.047 | 1.047 | 1.046 | 1.046 |
| 500 OR MORE | 1.048 | 1.047 | 1.047 | 1.046 | 1.046 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.048

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: CHICAGO, IL

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.063 | 1.061 | 1.059 | 1.057 | 1.054 |
| 100 - 124 | 1.064 | 1.063 | 1.061 | 1.059 | 1.057 |
| 125 - 149 | 1.064 | 1.063 | 1.062 | 1.060 | 1.059 |
| 150 - 174 | 1.065 | 1.064 | 1.063 | 1.061 | 1.060 |
| 175 - 199 | 1.065 | 1.064 | 1.063 | 1.062 | 1.061 |
| 200 - 224 | 1.065 | 1.064 | 1.063 | 1.062 | 1.062 |
| 225 - 249 | 1.065 | 1.065 | 1.064 | 1.063 | 1.062 |
| 250 - 274 | 1.065 | 1.065 | 1.064 | 1.063 | 1.063 |
| 275 - 299 | 1.066 | 1.065 | 1.064 | 1.064 | 1.063 |
| 300 - 324 | 1.066 | 1.065 | 1.064 | 1.064 | 1.063 |
| 325 - 349 | 1.066 | 1.065 | 1.065 | 1.064 | 1.063 |
| 350 - 374 | 1.066 | 1.065 | 1.065 | 1.064 | 1.064 |
| 375 - 399 | 1.066 | 1.065 | 1.065 | 1.064 | 1.064 |
| 400 - 424 | 1.066 | 1.066 | 1.065 | 1.064 | 1.064 |
| 425 - 449 | 1.066 | 1.066 | 1.065 | 1.065 | 1.064 |
| 450 - 474 | 1.066 | 1.066 | 1.065 | 1.065 | 1.064 |
| 475 - 499 | 1.066 | 1.066 | 1.065 | 1.065 | 1.064 |
| 500 OR MORE | 1.066 | 1.066 | 1.065 | 1.065 | 1.065 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.067

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: CINCINNATI, OH-KY-IN

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.096 | 1.101 | 1.109 | 1.117 | 1.124 |
| 100 - 124 | 1.093 | 1.097 | 1.104 | 1.110 | 1.115 |
| 125 - 149 | 1.092 | 1.095 | 1.100 | 1.105 | 1.110 |
| 150 - 174 | 1.091 | 1.093 | 1.098 | 1.102 | 1.106 |
| 175 - 199 | 1.090 | 1.092 | 1.096 | 1.100 | 1.103 |
| 200 - 224 | 1.089 | 1.091 | 1.094 | 1.098 | 1.101 |
| 225 - 249 | 1.088 | 1.090 | 1.093 | 1.096 | 1.099 |
| 250 - 274 | 1.088 | 1.090 | 1.092 | 1.095 | 1.097 |
| 275 - 299 | 1.088 | 1.089 | 1.092 | 1.094 | 1.096 |
| 300 - 324 | 1.087 | 1.089 | 1.091 | 1.093 | 1.095 |
| 325 - 349 | 1.087 | 1.088 | 1.091 | 1.093 | 1.094 |
| 350 - 374 | 1.087 | 1.088 | 1.090 | 1.092 | 1.094 |
| 375 - 399 | 1.087 | 1.088 | 1.090 | 1.092 | 1.093 |
| 400 - 424 | 1.087 | 1.088 | 1.089 | 1.091 | 1.093 |
| 425 - 449 | 1.086 | 1.087 | 1.089 | 1.091 | 1.092 |
| 450 - 474 | 1.086 | 1.087 | 1.089 | 1.090 | 1.092 |
| 475 - 499 | 1.086 | 1.087 | 1.089 | 1.090 | 1.091 |
| 500 OR MORE | 1.086 | 1.087 | 1.088 | 1.090 | 1.091 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.084

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: CLEVELAND, OH

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.072 | 1.067 | 1.060 | 1.053 | 1.046 |
| 100 - 124 | 1.074 | 1.071 | 1.065 | 1.059 | 1.054 |
| 125 - 149 | 1.076 | 1.073 | 1.068 | 1.064 | 1.060 |
| 150 - 174 | 1.077 | 1.074 | 1.070 | 1.066 | 1.063 |
| 175 - 199 | 1.078 | 1.075 | 1.072 | 1.069 | 1.066 |
| 200 - 224 | 1.078 | 1.076 | 1.073 | 1.070 | 1.068 |
| 225 - 249 | 1.079 | 1.077 | 1.074 | 1.072 | 1.069 |
| 250 - 274 | 1.079 | 1.077 | 1.075 | 1.073 | 1.071 |
| 275 - 299 | 1.079 | 1.078 | 1.076 | 1.073 | 1.072 |
| 300 - 324 | 1.080 | 1.078 | 1.076 | 1.074 | 1.072 |
| 325 - 349 | 1.080 | 1.079 | 1.077 | 1.075 | 1.073 |
| 350 - 374 | 1.080 | 1.079 | 1.077 | 1.075 | 1.074 |
| 375 - 399 | 1.080 | 1.079 | 1.077 | 1.076 | 1.074 |
| 400 - 424 | 1.080 | 1.079 | 1.078 | 1.076 | 1.075 |
| 425 - 449 | 1.080 | 1.080 | 1.078 | 1.077 | 1.075 |
| 450 - 474 | 1.081 | 1.080 | 1.078 | 1.077 | 1.076 |
| 475 - 499 | 1.081 | 1.080 | 1.079 | 1.077 | 1.076 |
| 500 OR MORE | 1.081 | 1.080 | 1.079 | 1.077 | 1.076 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.083

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: DALLAS-FORT WORTH , TX

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.083 | 1.079 | 1.074 | 1.068 | 1.064 |
| 100 - 124 | 1.084 | 1.082 | 1.078 | 1.073 | 1.070 |
| 125 - 149 | 1.086 | 1.083 | 1.080 | 1.077 | 1.073 |
| 150 - 174 | 1.086 | 1.085 | 1.082 | 1.079 | 1.076 |
| 175 - 199 | 1.087 | 1.085 | 1.083 | 1.080 | 1.078 |
| 200 - 224 | 1.087 | 1.086 | 1.084 | 1.082 | 1.080 |
| 225 - 249 | 1.088 | 1.087 | 1.085 | 1.083 | 1.081 |
| 250 - 274 | 1.088 | 1.087 | 1.085 | 1.083 | 1.082 |
| 275 - 299 | 1.088 | 1.087 | 1.086 | 1.084 | 1.083 |
| 300 - 324 | 1.088 | 1.088 | 1.086 | 1.084 | 1.083 |
| 325 - 349 | 1.089 | 1.088 | 1.086 | 1.085 | 1.084 |
| 350 - 374 | 1.089 | 1.088 | 1.087 | 1.085 | 1.084 |
| 375 - 399 | 1.089 | 1.088 | 1.087 | 1.086 | 1.085 |
| 400 - 424 | 1.089 | 1.088 | 1.087 | 1.086 | 1.085 |
| 425 - 449 | 1.089 | 1.088 | 1.087 | 1.086 | 1.085 |
| 450 - 474 | 1.089 | 1.089 | 1.088 | 1.087 | 1.086 |
| 475 - 499 | 1.089 | 1.089 | 1.088 | 1.087 | 1.086 |
| 500 OR MORE | 1.089 | 1.089 | 1.088 | 1.087 | 1.086 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.091

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: DENVER-BOULDER , CO

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.079 | 1.082 | 1.086 | 1.090 | 1.094 |
| 100 - 124 | 1.078 | 1.080 | 1.083 | 1.087 | 1.089 |
| 125 - 149 | 1.077 | 1.079 | 1.081 | 1.084 | 1.086 |
| 150 - 174 | 1.077 | 1.078 | 1.080 | 1.082 | 1.084 |
| 175 - 199 | 1.076 | 1.077 | 1.079 | 1.081 | 1.083 |
| 200 - 224 | 1.076 | 1.077 | 1.079 | 1.080 | 1.082 |
| 225 - 249 | 1.076 | 1.077 | 1.078 | 1.080 | 1.081 |
| 250 - 274 | 1.075 | 1.076 | 1.078 | 1.079 | 1.080 |
| 275 - 299 | 1.075 | 1.076 | 1.077 | 1.078 | 1.080 |
| 300 - 324 | 1.075 | 1.076 | 1.077 | 1.078 | 1.079 |
| 325 - 349 | 1.075 | 1.076 | 1.077 | 1.078 | 1.079 |
| 350 - 374 | 1.075 | 1.075 | 1.076 | 1.077 | 1.078 |
| 375 - 399 | 1.075 | 1.075 | 1.076 | 1.077 | 1.078 |
| 400 - 424 | 1.075 | 1.075 | 1.076 | 1.077 | 1.078 |
| 425 - 449 | 1.075 | 1.075 | 1.076 | 1.077 | 1.077 |
| 450 - 474 | 1.074 | 1.075 | 1.076 | 1.077 | 1.077 |
| 475 - 499 | 1.074 | 1.075 | 1.076 | 1.076 | 1.077 |
| 500 OR MORE | 1.074 | 1.075 | 1.075 | 1.076 | 1.077 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.073

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: DETROIT, MI

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.068 | 1.067 | 1.066 | 1.065 | 1.064 |
| 100 - 124 | 1.069 | 1.068 | 1.067 | 1.066 | 1.065 |
| 125 - 149 | 1.069 | 1.068 | 1.068 | 1.067 | 1.066 |
| 150 - 174 | 1.069 | 1.069 | 1.068 | 1.067 | 1.067 |
| 175 - 199 | 1.069 | 1.069 | 1.068 | 1.068 | 1.067 |
| 200 - 224 | 1.069 | 1.069 | 1.069 | 1.068 | 1.068 |
| 225 - 249 | 1.070 | 1.069 | 1.069 | 1.068 | 1.068 |
| 250 - 274 | 1.070 | 1.069 | 1.069 | 1.068 | 1.068 |
| 275 - 299 | 1.070 | 1.069 | 1.069 | 1.069 | 1.068 |
| 300 - 324 | 1.070 | 1.069 | 1.069 | 1.069 | 1.068 |
| 325 - 349 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 350 - 374 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 375 - 399 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 400 - 424 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 425 - 449 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 450 - 474 | 1.070 | 1.070 | 1.069 | 1.069 | 1.069 |
| 475 - 499 | 1.070 | 1.070 | 1.070 | 1.069 | 1.069 |
| 500 OR MORE | 1.070 | 1.070 | 1.070 | 1.069 | 1.069 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: HONOLULU, HI

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.067 | 1.075 | 1.088 | 1.102 | 1.113 |
| 100 - 124 | 1.062 | 1.069 | 1.079 | 1.089 | 1.098 |
| 125 - 149 | 1.059 | 1.065 | 1.073 | 1.082 | 1.089 |
| 150 - 174 | 1.057 | 1.062 | 1.069 | 1.076 | 1.082 |
| 175 - 199 | 1.056 | 1.060 | 1.066 | 1.072 | 1.078 |
| 200 - 224 | 1.055 | 1.058 | 1.064 | 1.069 | 1.074 |
| 225 - 249 | 1.054 | 1.057 | 1.062 | 1.067 | 1.071 |
| 250 - 274 | 1.053 | 1.056 | 1.060 | 1.065 | 1.069 |
| 275 - 299 | 1.053 | 1.055 | 1.059 | 1.063 | 1.067 |
| 300 - 324 | 1.052 | 1.055 | 1.058 | 1.062 | 1.065 |
| 325 - 349 | 1.052 | 1.054 | 1.057 | 1.061 | 1.064 |
| 350 - 374 | 1.051 | 1.053 | 1.057 | 1.060 | 1.063 |
| 375 - 399 | 1.051 | 1.053 | 1.056 | 1.059 | 1.062 |
| 400 - 424 | 1.051 | 1.053 | 1.055 | 1.058 | 1.061 |
| 425 - 449 | 1.051 | 1.052 | 1.055 | 1.058 | 1.060 |
| 450 - 474 | 1.050 | 1.052 | 1.054 | 1.057 | 1.059 |
| 475 - 499 | 1.050 | 1.052 | 1.054 | 1.056 | 1.059 |
| 500 OR MORE | 1.050 | 1.051 | 1.054 | 1.056 | 1.058 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.047

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: HOUSTON, TX

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.058 | 1.057 | 1.057 | 1.056 | 1.055 |
| 100 - 124 | 1.058 | 1.058 | 1.057 | 1.056 | 1.056 |
| 125 - 149 | 1.058 | 1.058 | 1.058 | 1.057 | 1.056 |
| 150 - 174 | 1.059 | 1.058 | 1.058 | 1.057 | 1.057 |
| 175 - 199 | 1.059 | 1.058 | 1.058 | 1.058 | 1.057 |
| 200 - 224 | 1.059 | 1.059 | 1.058 | 1.058 | 1.057 |
| 225 - 249 | 1.059 | 1.059 | 1.058 | 1.058 | 1.058 |
| 250 - 274 | 1.059 | 1.059 | 1.058 | 1.058 | 1.058 |
| 275 - 299 | 1.059 | 1.059 | 1.058 | 1.058 | 1.058 |
| 300 - 324 | 1.059 | 1.059 | 1.059 | 1.058 | 1.058 |
| 325 - 349 | 1.059 | 1.059 | 1.059 | 1.058 | 1.058 |
| 350 - 374 | 1.059 | 1.059 | 1.059 | 1.058 | 1.058 |
| 375 - 399 | 1.059 | 1.059 | 1.059 | 1.058 | 1.058 |
| 400 - 424 | 1.059 | 1.059 | 1.059 | 1.059 | 1.058 |
| 425 - 449 | 1.059 | 1.059 | 1.059 | 1.059 | 1.058 |
| 450 - 474 | 1.059 | 1.059 | 1.059 | 1.059 | 1.058 |
| 475 - 499 | 1.059 | 1.059 | 1.059 | 1.059 | 1.059 |
| 500 OR MORE | 1.059 | 1.059 | 1.059 | 1.059 | 1.059 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.059

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: KANSAS CITY, MO-KS

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.061 | 1.057 | 1.051 | 1.046 | 1.040 |
| 100 - 124 | 1.063 | 1.060 | 1.056 | 1.051 | 1.047 |
| 125 - 149 | 1.064 | 1.062 | 1.058 | 1.054 | 1.051 |
| 150 - 174 | 1.065 | 1.063 | 1.060 | 1.057 | 1.054 |
| 175 - 199 | 1.066 | 1.064 | 1.061 | 1.059 | 1.056 |
| 200 - 224 | 1.066 | 1.065 | 1.062 | 1.060 | 1.058 |
| 225 - 249 | 1.067 | 1.065 | 1.063 | 1.061 | 1.059 |
| 250 - 274 | 1.067 | 1.066 | 1.064 | 1.062 | 1.060 |
| 275 - 299 | 1.067 | 1.066 | 1.064 | 1.063 | 1.061 |
| 300 - 324 | 1.067 | 1.066 | 1.065 | 1.063 | 1.062 |
| 325 - 349 | 1.068 | 1.067 | 1.065 | 1.064 | 1.062 |
| 350 - 374 | 1.068 | 1.067 | 1.066 | 1.064 | 1.063 |
| 375 - 399 | 1.068 | 1.067 | 1.066 | 1.064 | 1.063 |
| 400 - 424 | 1.068 | 1.067 | 1.066 | 1.065 | 1.064 |
| 425 - 449 | 1.068 | 1.067 | 1.066 | 1.065 | 1.064 |
| 450 - 474 | 1.068 | 1.068 | 1.066 | 1.065 | 1.064 |
| 475 - 499 | 1.068 | 1.068 | 1.067 | 1.066 | 1.065 |
| 500 OR MORE | 1.068 | 1.068 | 1.067 | 1.066 | 1.065 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: LOS ANGELES-LONG BEACH, CA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.095 | 1.088 | 1.076 | 1.064 | 1.054 |
| 100 - 124 | 1.100 | 1.094 | 1.085 | 1.075 | 1.067 |
| 125 - 149 | 1.102 | 1.097 | 1.090 | 1.082 | 1.076 |
| 150 - 174 | 1.104 | 1.100 | 1.093 | 1.087 | 1.081 |
| 175 - 199 | 1.105 | 1.102 | 1.096 | 1.091 | 1.086 |
| 200 - 224 | 1.106 | 1.103 | 1.098 | 1.093 | 1.089 |
| 225 - 249 | 1.107 | 1.104 | 1.100 | 1.095 | 1.092 |
| 250 - 274 | 1.108 | 1.105 | 1.101 | 1.097 | 1.094 |
| 275 - 299 | 1.108 | 1.106 | 1.102 | 1.099 | 1.095 |
| 300 - 324 | 1.108 | 1.106 | 1.103 | 1.100 | 1.097 |
| 325 - 349 | 1.109 | 1.107 | 1.104 | 1.101 | 1.098 |
| 350 - 374 | 1.109 | 1.107 | 1.105 | 1.102 | 1.099 |
| 375 - 399 | 1.109 | 1.108 | 1.105 | 1.102 | 1.100 |
| 400 - 424 | 1.110 | 1.108 | 1.106 | 1.103 | 1.101 |
| 425 - 449 | 1.110 | 1.108 | 1.106 | 1.104 | 1.102 |
| 450 - 474 | 1.110 | 1.109 | 1.106 | 1.104 | 1.102 |
| 475 - 499 | 1.110 | 1.109 | 1.107 | 1.105 | 1.103 |
| 500 OR MORE | 1.110 | 1.109 | 1.107 | 1.105 | 1.103 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.113

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: MILWAUKEE, WI

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.036 | 1.033 | 1.029 | 1.024 | 1.020 |
| 100 - 124 | 1.038 | 1.035 | 1.032 | 1.028 | 1.025 |
| 125 - 149 | 1.039 | 1.037 | 1.034 | 1.031 | 1.029 |
| 150 - 174 | 1.039 | 1.038 | 1.035 | 1.033 | 1.031 |
| 175 - 199 | 1.040 | 1.038 | 1.036 | 1.034 | 1.032 |
| 200 - 224 | 1.040 | 1.039 | 1.037 | 1.035 | 1.034 |
| 225 - 249 | 1.040 | 1.039 | 1.038 | 1.036 | 1.035 |
| 250 - 274 | 1.041 | 1.040 | 1.038 | 1.037 | 1.035 |
| 275 - 299 | 1.041 | 1.040 | 1.039 | 1.037 | 1.036 |
| 300 - 324 | 1.041 | 1.040 | 1.039 | 1.038 | 1.037 |
| 325 - 349 | 1.041 | 1.040 | 1.039 | 1.038 | 1.037 |
| 350 - 374 | 1.041 | 1.041 | 1.039 | 1.038 | 1.037 |
| 375 - 399 | 1.041 | 1.041 | 1.040 | 1.039 | 1.038 |
| 400 - 424 | 1.041 | 1.041 | 1.040 | 1.039 | 1.038 |
| 425 - 449 | 1.042 | 1.041 | 1.040 | 1.039 | 1.038 |
| 450 - 474 | 1.042 | 1.041 | 1.040 | 1.039 | 1.039 |
| 475 - 499 | 1.042 | 1.041 | 1.040 | 1.040 | 1.039 |
| 500 OR MORE | 1.042 | 1.041 | 1.040 | 1.040 | 1.039 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.043

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: MINNEAPOLIS-ST PAUL, MN-WI

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.089 | 1.098 | 1.114 | 1.129 | 1.143 |
| 100 - 124 | 1.084 | 1.091 | 1.103 | 1.115 | 1.126 |
| 125 - 149 | 1.080 | 1.086 | 1.096 | 1.106 | 1.115 |
| 150 - 174 | 1.078 | 1.083 | 1.092 | 1.100 | 1.107 |
| 175 - 199 | 1.076 | 1.081 | 1.088 | 1.095 | 1.102 |
| 200 - 224 | 1.075 | 1.079 | 1.085 | 1.092 | 1.097 |
| 225 - 249 | 1.074 | 1.078 | 1.083 | 1.089 | 1.094 |
| 250 - 274 | 1.073 | 1.076 | 1.082 | 1.087 | 1.091 |
| 275 - 299 | 1.073 | 1.076 | 1.080 | 1.085 | 1.089 |
| 300 - 324 | 1.072 | 1.075 | 1.079 | 1.083 | 1.087 |
| 325 - 349 | 1.072 | 1.074 | 1.078 | 1.082 | 1.086 |
| 350 - 374 | 1.071 | 1.073 | 1.077 | 1.081 | 1.084 |
| 375 - 399 | 1.071 | 1.073 | 1.076 | 1.080 | 1.083 |
| 400 - 424 | 1.070 | 1.072 | 1.076 | 1.079 | 1.082 |
| 425 - 449 | 1.070 | 1.072 | 1.075 | 1.078 | 1.081 |
| 450 - 474 | 1.070 | 1.072 | 1.075 | 1.078 | 1.080 |
| 475 - 499 | 1.070 | 1.071 | 1.074 | 1.077 | 1.079 |
| 500 OR MORE | 1.069 | 1.071 | 1.074 | 1.076 | 1.079 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.065

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: NEW YORK CITY, NY-NJ

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.053 | 1.053 | 1.052 | 1.050 | 1.050 |
| 100 - 124 | 1.054 | 1.053 | 1.052 | 1.051 | 1.051 |
| 125 - 149 | 1.054 | 1.053 | 1.053 | 1.052 | 1.051 |
| 150 - 174 | 1.054 | 1.054 | 1.053 | 1.053 | 1.052 |
| 175 - 199 | 1.054 | 1.054 | 1.053 | 1.053 | 1.052 |
| 200 - 224 | 1.054 | 1.054 | 1.053 | 1.053 | 1.053 |
| 225 - 249 | 1.054 | 1.054 | 1.054 | 1.053 | 1.053 |
| 250 - 274 | 1.054 | 1.054 | 1.054 | 1.053 | 1.053 |
| 275 - 299 | 1.054 | 1.054 | 1.054 | 1.054 | 1.053 |
| 300 - 324 | 1.054 | 1.054 | 1.054 | 1.054 | 1.053 |
| 325 - 349 | 1.054 | 1.054 | 1.054 | 1.054 | 1.053 |
| 350 - 374 | 1.054 | 1.054 | 1.054 | 1.054 | 1.054 |
| 375 - 399 | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |
| 400 - 424 | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |
| 425 - 449 | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |
| 450 - 474 | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |
| 475 - 499 | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |
| 500 OR MORE | 1.055 | 1.054 | 1.054 | 1.054 | 1.054 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.055

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: PHILADELPHIA, PA-NJ

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.054 | 1.053 | 1.052 | 1.050 | 1.049 |
| 100 - 124 | 1.055 | 1.054 | 1.053 | 1.052 | 1.051 |
| 125 - 149 | 1.055 | 1.054 | 1.053 | 1.052 | 1.052 |
| 150 - 174 | 1.055 | 1.055 | 1.054 | 1.053 | 1.052 |
| 175 - 199 | 1.055 | 1.055 | 1.054 | 1.054 | 1.053 |
| 200 - 224 | 1.056 | 1.055 | 1.054 | 1.054 | 1.053 |
| 225 - 249 | 1.056 | 1.055 | 1.055 | 1.054 | 1.054 |
| 250 - 274 | 1.056 | 1.055 | 1.055 | 1.054 | 1.054 |
| 275 - 299 | 1.056 | 1.055 | 1.055 | 1.055 | 1.054 |
| 300 - 324 | 1.056 | 1.056 | 1.055 | 1.055 | 1.054 |
| 325 - 349 | 1.056 | 1.056 | 1.055 | 1.055 | 1.054 |
| 350 - 374 | 1.056 | 1.056 | 1.055 | 1.055 | 1.055 |
| 375 - 399 | 1.056 | 1.056 | 1.055 | 1.055 | 1.055 |
| 400 - 424 | 1.056 | 1.056 | 1.055 | 1.055 | 1.055 |
| 425 - 449 | 1.056 | 1.056 | 1.056 | 1.055 | 1.055 |
| 450 - 474 | 1.056 | 1.056 | 1.056 | 1.055 | 1.055 |
| 475 - 499 | 1.056 | 1.056 | 1.056 | 1.055 | 1.055 |
| 500 OR MORE | 1.056 | 1.056 | 1.056 | 1.055 | 1.055 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.056

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

SMSA: PITTSBURGH, PA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.090 | 1.089 | 1.087 | 1.085 | 1.084 |
| 100 - 124 | 1.091 | 1.090 | 1.088 | 1.087 | 1.086 |
| 125 - 149 | 1.091 | 1.090 | 1.089 | 1.088 | 1.087 |
| 150 - 174 | 1.091 | 1.091 | 1.090 | 1.089 | 1.088 |
| 175 - 199 | 1.092 | 1.091 | 1.090 | 1.089 | 1.089 |
| 200 - 224 | 1.092 | 1.091 | 1.091 | 1.090 | 1.089 |
| 225 - 249 | 1.092 | 1.091 | 1.091 | 1.090 | 1.089 |
| 250 - 274 | 1.092 | 1.092 | 1.091 | 1.090 | 1.090 |
| 275 - 299 | 1.092 | 1.092 | 1.091 | 1.091 | 1.090 |
| 300 - 324 | 1.092 | 1.092 | 1.091 | 1.091 | 1.091 |
| 325 - 349 | 1.092 | 1.092 | 1.091 | 1.091 | 1.091 |
| 350 - 374 | 1.092 | 1.092 | 1.092 | 1.091 | 1.091 |
| 375 - 399 | 1.092 | 1.092 | 1.092 | 1.091 | 1.091 |
| 400 - 424 | 1.092 | 1.092 | 1.092 | 1.091 | 1.091 |
| 425 - 449 | 1.092 | 1.092 | 1.092 | 1.092 | 1.091 |
| 450 - 474 | 1.092 | 1.092 | 1.092 | 1.092 | 1.091 |
| 475 - 499 | 1.092 | 1.092 | 1.092 | 1.092 | 1.091 |
| 500 OR MORE | 1.092 | 1.092 | 1.092 | 1.092 | 1.091 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.093

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)

SMSA: SAN DIEGO, CA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.090 | 1.088 | 1.084 | 1.079 | 1.076 |
| 100 - 124 | 1.092 | 1.090 | 1.086 | 1.083 | 1.080 |
| 125 - 149 | 1.093 | 1.091 | 1.088 | 1.086 | 1.083 |
| 150 - 174 | 1.093 | 1.092 | 1.090 | 1.087 | 1.085 |
| 175 - 199 | 1.094 | 1.092 | 1.090 | 1.088 | 1.087 |
| 200 - 224 | 1.094 | 1.093 | 1.091 | 1.089 | 1.088 |
| 225 - 249 | 1.094 | 1.093 | 1.092 | 1.090 | 1.089 |
| 250 - 274 | 1.094 | 1.094 | 1.092 | 1.091 | 1.090 |
| 275 - 299 | 1.095 | 1.094 | 1.093 | 1.091 | 1.090 |
| 300 - 324 | 1.095 | 1.094 | 1.093 | 1.092 | 1.091 |
| 325 - 349 | 1.095 | 1.094 | 1.093 | 1.092 | 1.091 |
| 350 - 374 | 1.095 | 1.095 | 1.093 | 1.092 | 1.091 |
| 375 - 399 | 1.095 | 1.095 | 1.094 | 1.093 | 1.092 |
| 400 - 424 | 1.095 | 1.095 | 1.094 | 1.093 | 1.092 |
| 425 - 449 | 1.095 | 1.095 | 1.094 | 1.093 | 1.093 |
| 450 - 474 | 1.095 | 1.095 | 1.094 | 1.093 | 1.093 |
| 475 - 499 | 1.095 | 1.095 | 1.094 | 1.094 | 1.093 |
| 500 OR MORE | 1.095 | 1.095 | 1.094 | 1.094 | 1.093 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.097

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: SAN FRANCISCO-OAKLAND, CA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.088 | 1.094 | 1.104 | 1.114 | 1.123 |
| 100 - 124 | 1.085 | 1.090 | 1.097 | 1.105 | 1.112 |
| 125 - 149 | 1.083 | 1.087 | 1.093 | 1.099 | 1.105 |
| 150 - 174 | 1.082 | 1.085 | 1.090 | 1.095 | 1.100 |
| 175 - 199 | 1.081 | 1.083 | 1.088 | 1.093 | 1.096 |
| 200 - 224 | 1.080 | 1.082 | 1.086 | 1.090 | 1.094 |
| 225 - 249 | 1.079 | 1.081 | 1.085 | 1.089 | 1.092 |
| 250 - 274 | 1.079 | 1.081 | 1.084 | 1.087 | 1.090 |
| 275 - 299 | 1.078 | 1.080 | 1.083 | 1.086 | 1.089 |
| 300 - 324 | 1.078 | 1.080 | 1.082 | 1.085 | 1.087 |
| 325 - 349 | 1.078 | 1.079 | 1.082 | 1.084 | 1.086 |
| 350 - 374 | 1.077 | 1.079 | 1.081 | 1.083 | 1.086 |
| 375 - 399 | 1.077 | 1.078 | 1.081 | 1.083 | 1.085 |
| 400 - 424 | 1.077 | 1.078 | 1.080 | 1.082 | 1.084 |
| 425 - 449 | 1.077 | 1.078 | 1.080 | 1.082 | 1.083 |
| 450 - 474 | 1.076 | 1.078 | 1.079 | 1.081 | 1.083 |
| 475 - 499 | 1.076 | 1.077 | 1.079 | 1.081 | 1.082 |
| 500 OR MORE | 1.076 | 1.077 | 1.079 | 1.081 | 1.082 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.074

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION.
(INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: SEATTLE-EVERETT, WA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.089 | 1.082 | 1.071 | 1.059 | 1.049 |
| 100 - 124 | 1.093 | 1.088 | 1.079 | 1.070 | 1.062 |
| 125 - 149 | 1.096 | 1.091 | 1.084 | 1.076 | 1.070 |
| 150 - 174 | 1.098 | 1.094 | 1.087 | 1.081 | 1.076 |
| 175 - 199 | 1.099 | 1.095 | 1.090 | 1.085 | 1.080 |
| 200 - 224 | 1.100 | 1.097 | 1.092 | 1.087 | 1.083 |
| 225 - 249 | 1.101 | 1.098 | 1.094 | 1.089 | 1.086 |
| 250 - 274 | 1.101 | 1.099 | 1.095 | 1.091 | 1.088 |
| 275 - 299 | 1.102 | 1.099 | 1.096 | 1.092 | 1.089 |
| 300 - 324 | 1.102 | 1.100 | 1.097 | 1.094 | 1.091 |
| 325 - 349 | 1.102 | 1.101 | 1.098 | 1.094 | 1.092 |
| 350 - 374 | 1.103 | 1.101 | 1.098 | 1.095 | 1.093 |
| 375 - 399 | 1.103 | 1.101 | 1.099 | 1.096 | 1.094 |
| 400 - 424 | 1.103 | 1.102 | 1.099 | 1.097 | 1.095 |
| 425 - 449 | 1.103 | 1.102 | 1.100 | 1.097 | 1.095 |
| 450 - 474 | 1.104 | 1.102 | 1.100 | 1.098 | 1.096 |
| 475 - 499 | 1.104 | 1.102 | 1.100 | 1.098 | 1.096 |
| 500 OR MORE | 1.104 | 1.103 | 1.101 | 1.099 | 1.097 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.107

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: ST LOUIS, MO-IL

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.061 | 1.062 | 1.065 | 1.067 | 1.069 |
| 100 - 124 | 1.060 | 1.061 | 1.063 | 1.065 | 1.066 |
| 125 - 149 | 1.060 | 1.061 | 1.062 | 1.063 | 1.065 |
| 150 - 174 | 1.059 | 1.060 | 1.061 | 1.063 | 1.064 |
| 175 - 199 | 1.059 | 1.060 | 1.061 | 1.062 | 1.063 |
| 200 - 224 | 1.059 | 1.060 | 1.060 | 1.061 | 1.062 |
| 225 - 249 | 1.059 | 1.059 | 1.060 | 1.061 | 1.062 |
| 250 - 274 | 1.059 | 1.059 | 1.060 | 1.061 | 1.061 |
| 275 - 299 | 1.059 | 1.059 | 1.060 | 1.060 | 1.061 |
| 300 - 324 | 1.058 | 1.059 | 1.060 | 1.060 | 1.061 |
| 325 - 349 | 1.058 | 1.059 | 1.059 | 1.060 | 1.060 |
| 350 - 374 | 1.058 | 1.059 | 1.059 | 1.060 | 1.060 |
| 375 - 399 | 1.058 | 1.059 | 1.059 | 1.060 | 1.060 |
| 400 - 424 | 1.058 | 1.059 | 1.059 | 1.060 | 1.060 |
| 425 - 449 | 1.058 | 1.059 | 1.059 | 1.059 | 1.060 |
| 450 - 474 | 1.058 | 1.058 | 1.059 | 1.059 | 1.060 |
| 475 - 499 | 1.058 | 1.058 | 1.059 | 1.059 | 1.060 |
| 500 OR MORE | 1.058 | 1.058 | 1.059 | 1.059 | 1.059 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.058

SCHEDULE C [redacted] ANNUAL ADJUSTMENT FACTOR FOR UPDATING SECTION 8 CONTRACT RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION. (INCLUDING THE HOUSING FINANCE & DEVELOPMENT AGENCIES PROGRAM)
SMSA: WASHINGTON, DC-MD-VA

| MONTHLY GROSS RENT | 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS | 4+BEDROOMS |
|---|---|---|---|---|---|
| UNDER $100 | 1.063 | 1.066 | 1.069 | 1.073 | 1.076 |
| 100 - 124 | 1.062 | 1.064 | 1.067 | 1.070 | 1.072 |
| 125 - 149 | 1.061 | 1.063 | 1.065 | 1.068 | 1.070 |
| 150 - 174 | 1.061 | 1.062 | 1.064 | 1.066 | 1.068 |
| 175 - 199 | 1.060 | 1.062 | 1.063 | 1.065 | 1.067 |
| 200 - 224 | 1.060 | 1.061 | 1.063 | 1.064 | 1.065 |
| 225 - 249 | 1.060 | 1.061 | 1.062 | 1.063 | 1.065 |
| 250 - 274 | 1.060 | 1.060 | 1.062 | 1.063 | 1.064 |
| 275 - 299 | 1.060 | 1.060 | 1.061 | 1.062 | 1.063 |
| 300 - 324 | 1.059 | 1.060 | 1.061 | 1.062 | 1.063 |
| 325 - 349 | 1.059 | 1.060 | 1.061 | 1.062 | 1.063 |
| 350 - 374 | 1.059 | 1.060 | 1.061 | 1.062 | 1.062 |
| 375 - 399 | 1.059 | 1.060 | 1.060 | 1.061 | 1.062 |
| 400 - 424 | 1.059 | 1.059 | 1.060 | 1.061 | 1.062 |
| 425 - 449 | 1.059 | 1.059 | 1.060 | 1.061 | 1.062 |
| 450 - 474 | 1.059 | 1.059 | 1.060 | 1.061 | 1.061 |
| 475 - 499 | 1.059 | 1.059 | 1.060 | 1.061 | 1.061 |
| 500 OR MORE | 1.059 | 1.059 | 1.060 | 1.060 | 1.061 |

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.058

[FR Doc. 79-1547 Filed 1-17-79; 8:45 am]